

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JUNE 13, 2013

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 13th day of June 2013. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Vice Chairman Tom Knotts called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Curtis McCarty
Cindy Gordon
Dave Boeck
Sandy Bahan
Tom Knotts

MEMBERS ABSENT

Jim Gasaway
Robertta Pailes
Andy Sherrer
Chris Lewis

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Ken Danner, Subdivision Development
Manager
Roné Tromble, Recording Secretary
Jeff Bryant, City Attorney
Leah Messner, Asst. City Attorney
Larry Knapp, GIS Analyst II
Terry Floyd, Development Coordinator
David Riesland, Traffic Engineer

* * *

Item No. 2, being:

CONSENT DOCKET

Vice Chairman Knotts read the titles of Consent Docket items, consisting of the following:

Item No. 3, being:

APPROVAL OF THE MAY 9, 2013 REGULAR SESSION MINUTES

Item No. 4, being:

COS-1213-7 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JUSTIN RHODES HOMES, L.L.C. (OKLAHOMA SURVEY COMPANY) FOR STELLA ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 96TH AVENUE N.E. AND STELLA ROAD.

Item No. 5, being:

COS-1213-8 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JESSE AND KATY WELLS (CHRIS FAIRCHILD) FOR WELLS ESTATES (FORMERLY KNOWN AS TRACT 2 OF BONE ESTATES), GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY 1/2 MILE EAST OF 36TH AVENUE N.E.

Item No. 6, being:

PP-1213-17 – CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY MSDC PROPERTIES, L.L.C. (CLOUR PLANNING AND ENGINEERING SERVICES) FOR SUMMIT VALLEY ADDITION FOR PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF 36TH AVENUE S.E. APPROXIMATELY 1/4 MILE NORTH OF STATE HIGHWAY NO. 9.

*

Vice Chairman Knotts asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, he asked whether any member of the audience wished to speak regarding any item. There being none, he asked for discussion by the Planning Commission.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Sandy Bahan moved to place approval of Item Nos. 3 through 6 on the Consent Docket and approve by one unanimous vote. Curtis McCarty seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts
NAYES	None
ABSENT	Jim Gasaway, Roberta Pailles, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to place approval of Item Nos. 3 through 6 on the Consent Docket and approve by one unanimous vote, passed by a vote of 5-0.

* * *

Item No. 3, being:

APPROVAL OF THE MAY 9, 2013 REGULAR SESSION MINUTES

This item was approved as submitted on the Consent Docket by a vote of 5-0.

* * *

Item No. 4, being:

COS-1213-7 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JUSTIN RHODES HOMES, L.L.C. (OKLAHOMA SURVEY COMPANY) FOR STELLA ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 96TH AVENUE N.E. AND STELLA ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report

COS-1213-7, the Certificate of Survey for STELLA ACRES, was approved on the Consent Docket by a vote of 5-0.

* * *

Item No. 5, being:

COS-1213-8 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JESSE AND KATY WELLS (CHRIS FAIRCHILD) FOR WELLS ESTATES (FORMERLY KNOWN AS TRACT 2 OF BONE ESTATES), GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY 1/2 MILE EAST OF 36TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report

COS-1213-8, the Certificate of Survey for WELLS ESTATES (formerly known as Tract 2 of BONE ESTATES) was approved on the Consent Docket by a vote of 5-0.

* * *

Item No. 6, being:

PP-1213-17 – CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY MSDC PROPERTIES, L.L.C. (CLOUR PLANNING AND ENGINEERING SERVICES) FOR SUMMIT VALLEY ADDITION FOR PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF 36TH AVENUE S.E. APPROXIMATELY ¼ MILE NORTH OF STATE HIGHWAY NO. 9.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Revised Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Revised Preliminary Plat
6. Pre-Development Summary

PP-1213-17, the Revised Preliminary Plat for SUMMIT VALLEY ADDITION was approved on the Consent Docket by a vote of 5-0.

* * *

Item No. 7, being:

ORDINANCE NO. O-1213-46 – SHARI VAUGHN REQUESTS CLOSURE OF THE NORTH THIRTY-FIVE (35) FEET OF THE SEVENTY (70) FOOT RIGHT-OF-WAY (STREET) RUNNING EAST AND WEST BETWEEN BLOCKS 3 AND 4, KNOWN AS FRANKLIN COURT (PLATTED AS MAIN STREET) LOCATED ADJACENT TO LOTS 12, 13, 14, 15, 16 AND 17 OF FRANKLIN ADDITION.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Application to Close
4. Franklin Addition Plat
5. Aerial Photo
6. Protest Map and Letters
7. May 9, 2013 Planning Commission Minutes

PRESENTATION BY THE APPLICANT:

1. Blaine Nice, 100 N. Broadway, Oklahoma City, representing the applicant – I sent a letter, and I understood staff had received it. We had asked that this matter be postponed to next month's Planning Commission meeting. We had postponed this from last month. We've had some discussions with the neighbors and I think we have made some progress, but we would like some more time to try to resolve any outstanding issues. We ask for your consideration to postpone that. I believe most of the neighbors were notified; none of them are here, so we would ask that be postponed for a month.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to postpone Ordinance No. O-1213-46 to the July 11, 2013 Planning Commission Meeting. Cindy Gordon seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts
NAYS	None
ABSENT	Jim Gasaway, Roberta Pailles, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to postpone Ordinance No. O-1213-46 to the July 11, 2013 Planning Commission meeting, passed by a vote of 5-0.

* * *

Item No. 14, being:

RESOLUTION NO. R-1213-133 – MSDC PROPERTIES REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-10) FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE S.E. AND STATE HIGHWAY NO. 9.

ORDINANCE NO. O-1213-49 – MSDC PROPERTIES REQUESTS REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO C-1, LOCAL COMMERCIAL DISTRICT, FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE S.E. AND STATE HIGHWAY NO. 9.

PP-1213-18 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY MSDC PROPERTIES, L.L.C. (CLOUR PLANNING AND ENGINEERING SERVICES) FOR BELLATONA ADDITION (FORMERLY A PART OF SUMMIT VALLEY ADDITION) FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 36TH AVENUE S.E. BETWEEN EAST LINDSEY STREET AND STATE HIGHWAY NO. 9.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Memo
3. Applicant's Request for Postponement

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to postpone Resolution No. R-1213-133, Ordinance No. O-1213-49, and PP-1213-18, the Preliminary Plat for BELLATONA ADDITION, to the July 11, 2013 Planning Commission Meeting. Cindy Gordon seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts
NAYS	None
ABSENT	Jim Gasaway, Roberta Pailles, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to postpone Resolution No. R-1213-133, Ordinance No. O-1213-49, and PP-1213-18 to the July 11, 2013 Planning Commission meeting, passed by a vote of 5-0.

* * *

Item No. 8, being:

ORDINANCE NO. O-1213-50 – BANK OF OKLAHOMA AS TRUSTEE FOR CONNIE BOEHME TRUST REQUESTS CLOSURE OF THE SOUTH TWENTY (20) FEET OF THE FIFTY (50) FOOT RIGHT-OF-WAY OF CRUCE STREET ADJACENT TO LOT 14, BLOCK 6, PICKARD ACRES ADDITION, AND CLOSURE OF A PORTION OF THE ABANDONED TWENTY (20) FOOT SANITARY SEWER EASEMENT WITHIN LOT 13 AND 14, BLOCK 6, GENERALLY LOCATED AT 702 PICKARD AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Plat
4. Aerial Photo

PRESENTATION BY STAFF:

1. Ken Danner – Pickard Acres Addition was filed of record around 1920 with the 50' right-of-way located on the north side of the plat. It was platted as Cruce Street, however, the street was never constructed. The right-of-way still exists. This closure closes the south 20'; it does not close or get rid of the sidewalk that is located north of this. Staff supports the closure of the right-of-way. Also, the applicant has made a request to close a sanitary sewer easement that went through this property many years ago. That sewer line has been abandoned and relocated to the west, so there is no longer a need for the easements.

PRESENTATION BY THE APPLICANT:

1. Blaine Nice, 100 N. Broadway, Oklahoma City, representing the applicant – This is fairly simple and straight-forward. The roadway right-of-way that we're talking about, I don't think anybody would know that's a roadway, and we're not closing or vacating the sidewalk. The house was built a long time ago and it's had some additions. Apparently some of those additions encroach on that existing sewer line that has been closed for years. The Bank, as trustee, is trying to sell this property and they're not able to do so the way it is. We're just trying to close these and clean this up. Staff is in agreement. It's just a housekeeping measure. I ask that the Planning Commission recommend approval.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Ordinance No. O-1213-50 to City Council. Sandy Bahan seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts
NAYS	None
ABSENT	Jim Gasaway, Roberta Pailles, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1213-50 to City Council, passed by a vote of 5-0.

* * *

Item No. 9, being:

RESOLUTION NO. R-1213-134 – COYSCO, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-11) FROM INDUSTRIAL DESIGNATION TO OFFICE DESIGNATION FOR PROPERTY LOCATED AT 3530 MACDONNELL DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

and

ORDINANCE NO. O-1213-51 – COYSCO, L.L.C. REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO O-1, OFFICE INSTITUTIONAL DISTRICT WITH SPECIAL USE FOR A HIGH IMPACT INSTITUTIONAL USE, FOR PROPERTY LOCATED AT 3530 MACDONNELL DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Jane Hudson – The applications before you are requesting a Land Use and Transportation Plan amendment from industrial to office designation. The existing land use map shows institutional areas on the west, industrial in the middle, and Sysco on the east. There is office and medium density residential to the north. If approved, it would add the office use within this area on MacDonnell Drive. The rezoning was from I-1, Light Industrial, to O-1, Office Institutional District with a Special Use for High Impact Institutional Use. The zoning map shows the PUD for Sysco, a PUD to the north, and industrial area to the south. There is already an existing facility with an O-1 designation in the area. There is a collision repair center to the south, and the Alan Couch facility to the west. There were no protests filed on this application. Staff is in support of approval of Resolution No. R-1213-134 and Ordinance No. O-1213-51.

2. Mr. Boeck – It says the purpose is residential treatment center for adolescents. So there will be supervised housing? Ms. Hudson – Yes. It's not a lock-down facility, but it's a staff-secure facility. They will be there 24/7. Mr. Boeck – There are others like that in the area, so it's not unprecedented? Ms. Hudson – No.

PRESENTATION BY THE APPLICANT:

1. Blaine Nice, 100 North Broadway, Oklahoma City, representing the applicant – These children have not been charged with a crime; they've actually been adjudicated deprived. They're going to have constant supervision. There won't be anybody charged with a crime. As you point out, there are several of these treatment facilities in that immediate area. We've met with the adjoining property owners and they are very satisfied with our responses. I would suspect that they're not even going to be aware of much activity there at all. These children are supervised 24 hours a day. They don't drive, so there's no cars coming and going. Because they're adjudicated deprived, there are no parents coming to see them. There are counselors on-site 24 hours a day. Unfortunately, there's a need for these sorts of things and this fits in that area as it is now. These kids haven't done anything wrong; they've just been adjudicated deprived. I'd be happy to answer any other questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Curtis McCarty moved to recommend adoption of Resolution No. R-1213-134 and Ordinance No. O-1213-51 to City Council. Cindy Gordon seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts
NAYS	None
ABSENT	Jim Gasaway, Roberta Pailes, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1213-134 and Ordinance No. O-1213-51 to City Council, passed by a vote of 5-0.

* * *

Item No. 10, being:

ORDINANCE NO. O-1213-52 – ALPHA IOTA HOUSE CORPORATION OF DELTA GAMMA REQUESTS SPECIAL USE FOR OFF-STREET PARKING FOR PROPERTY CURRENTLY ZONED R-2, TWO-FAMILY DWELLING DISTRICT, LOCATED AT 739 COLLEGE AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Parking Lot – Landscape Plan
5. Masonry Wall Details
6. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee – Delta Gamma is seeking a special use for off-street parking located at 739 College Avenue. Right now Delta Gamma Sorority house has approximately 45 parking spaces. They are seeking a special use on the property directly north of their parking lot for more off-street parking to better meet the required parking for sorority houses and fraternities, which is one per resident. This will add an additional 25 spaces. Existing zoning is R-3 and it is surrounded by R-2. The proposed parking will be on the site currently occupied by the Annex House, which they are proposing to remove. There is a parking lot and fraternity directly to the west. To the north they are building a new parking lot for another fraternity. The proposed parking lot will connect to the existing parking lot. The proposed parking lot will be nicely landscaped. It will have a wall that faces out to College Avenue. The Planning Department recommends approval of this ordinance.

2. Mr. Knotts – This Special Use was granted and it just expired and now they're beginning to get enough money together to make it happen? Ms. Greenlee – Exactly. There was a Special Use in 2001. The same proposal is basically coming through again. The applicant is here if you'd like to ask any questions.

PRESENTATION BY THE APPLICANT:

1. Jeremy Carlisle, GH2 Architects, 320 S. Boston, Tulsa – On behalf of Delta Gamma, I appreciate your time. The subject tract, as Ms. Greenlee referred to, is approximately a quarter of an acre. It is currently owned by Delta Gamma and zoned R-2, I believe. We respectfully request this Special Use for the purpose of off-street parking for the Delta Gamma House. The existing structure is currently structurally unsound and the cost to repair exceeds its value. As Ms. Greenlee stated, the house currently has 90 residents and only 42, I believe, is the actual count of existing parking spaces. This 25 additional spaces will not get us to the one space per resident requirement, but it gets us closer to that goal and, at the same time, will help alleviate the on-street parking congestion that currently is caused in that neighborhood. Furthermore, the amount of impervious surface designed with the parking lot is equal to the existing impervious surface, therefore not creating any additional run-off into the stormwater system. Parking lot features – along the north property boundary is a 6' tall evergreen hedge as well as the east boundary. Along the west along College Avenue would be the 3-4' high masonry wall. On the south boundary is where the proposed lot abuts the existing Delta Gamma lot. There would be a 7' wide landscape strip. There are 14 proposed new trees in all, and new sod throughout. In addition, we propose a single egress curb cut, which will reduce the amount of curb cuts on College Avenue by one. As Ms. Greenlee stated, to the north is an existing parking lot, to the west a parking lot, to the south a parking lot, and on the east is the sorority. This use would not be uncommon in this area and would not create a negative impact on our neighbors. We met with the City Planning staff for a Pre-Development meeting April 25, 2013, and had a preliminary meeting as well in the fall of 2012. No issues have come up. We respectfully request a recommendation of adoption of this ordinance. I'll take any questions you might have.

2. Mr. Knotts – It will be irrigated? Mr. Carlisle – Yes, it will be irrigated.

AUDIENCE PARTICIPATION:

1. Eric Kozlowski, 824 S. Lahoma Street – I've lived in the Campus area for better than 20 years. I enjoy the area. This particular tract – the building that they're talking about razing – demolishing – that they own has not been maintained in the years that I've walked my pet and enjoyed the neighborhood itself. I would disagree with this proposal to demolish the house. I know buildings are expensive to maintain and to repair, and when you don't maintain them they get even more expensive to repair. I'd really like to see a cost analysis comparison to what they need to do to the building with the cost of the parking lot. I walk by the building; it looks – they've lived in it – they've used it. Again, I would like to keep the building and I disagree with razing it at this point. I am a licensed architect. I've done commercial and residential and it's a nice home – it's a nice building and I think we should keep it. I believe at one time there was an offer for someone to move the building so they could do this in lieu of razing it. Is that what you're discussing? I'm not sure if that's expired. Nonetheless I would really like to keep it and see them renovate it and maybe their parking solution is just – there only just the number of stalls there. Only those people get to have a vehicle at the sorority house. Maybe that's their solution. But, again, I'd like to keep it and I disagree with their proposal.

2. Skye Fried, 2912 Highland Glen – I'm a Norman resident and a member of the Alpha Iota House Corporation. I have lived in that house, and I also live in the City of Norman. I have been on the committee that has looked into the renovation and the upkeep. It is very costly, with plumbing, with maintaining. At this time we are trying to desperately get more girls off the street and into a safe parking situation. There was something else that he brought up that we have looked at. We've had an architect look into what it would take for the plumbing, the air conditioning, all of the things that – we've had girls living there that we've had to actually move into the house over the summer because we cannot keep it cool enough. I believe the last time was last summer when it was over 100 degrees and we couldn't keep the output of air in the upstairs over 90. So it is a very unlivable situation currently. So we feel like we have looked into all of the circumstances and different things that are available to us, and that this is the best solution for the property that we have.

3. Jeremy Carlisle – Just a follow-up. In regards to the movability of the house – that was analyzed and it was not a feasible option. It was not possible, in fact.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – I am also an architect, and I agree with Mr. Kozlowski that I'd like to see houses being saved, especially what I consider historic houses. It's a pretty house. But I also know, having worked on other projects, where you'd like someone to come in and recycle all the lumber in the house – in New England and Canada it works. In places like that where people want barns, but just the average old house in Oklahoma just doesn't show any interest to anybody. So, unfortunately, there's just no place for that stuff to go, other than the landfill, which is too bad. We need to figure out how to recycle more in Oklahoma.

Sandy Bahan moved to recommend adoption of Ordinance No. O-1213-52 to City Council.
Curtis McCarty seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts
NAYS	None
ABSENT	Jim Gasaway, Roberta Pailles, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1213-52 to City Council, passed by a vote of 5-0.

* * *

Item No. 11, being:

ORDINANCE NO. O-1213-53 – THE FIRST BAPTIST CHURCH OF NORMAN REQUESTS CLOSURE OF THE NORTH TWENTY (20) FEET OF THE PUBLIC EIGHTY (80) FOOT RIGHT-OF-WAY ADJACENT TO LOTS 1 THROUGH 16, BLOCK 71, NORMAN ORIGINAL TOWN, IN THE 200 BLOCK OF WEST COMANCHE STREET BETWEEN SANTA FE AVENUE AND WEBSTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Plat
4. Aerial Photo

PRESENTATION BY STAFF:

1. Ken Danner – This area was platted as the Norman Original Town in 1890. During that time the design was with 20' right-of-way with alleys in the rear and rights-of-way for the streets in the front. Most of the utilities would be served from the rear with, typically, a water line in the front. This right-of-way is 80' in width. Our current standards and regulations would require 50' if it was platted at this time. So it is a relatively wide right-of-way. This 20' portion is not needed by the City. The water line is located on the south side of Comanche Street. First Baptist Church is intending to do some construction with the front of their building – new staircase, new entryway. In keeping with the review of this, the street will not be impacted; the street will still be located where it is. There will be a realignment of some of the sidewalk for the pedestrians that will continue to go east/west. Some of the cut-back parking will have to be eliminated. Typically the cut-back parking is used by the church. Staff is recommending approval of the closure of the right-of-way.

2. Ms. Gordon asked the cost for realignment of the sidewalk. Mr. Danner responded that cost will be borne by the applicant.

PRESENTATION BY THE APPLICANT:

1. David Hopper, 1620 Oriole Drive, representing the applicant – You can see the picture of what we're going to do to the front of the church. The church just voted last night to begin several rather extensive projects. You can see from the depiction there that we're going to put a new elevator on the east wing. There is going to be extensive remodeling of the east wing, as well as the new staircase to the front of the church. For many years people have come to the church and said we don't know which door do we go in? And we're going to try to solve that problem by giving them a nice staircase with a front door. Be glad to answer any questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Curtis McCarty moved to recommend adoption of Ordinance No. O-1213-53 to the City Council.
Dave Boeck seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts
NAYS	None
ABSENT	Jim Gasaway, Roberta Pailes, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1213-53 to City Council, passed by a vote of 5-0.

* * *

Item No. 12, being:

RESOLUTION NO. R-1213-136 – AB & ASSOCIATES, L.L.C. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-13) FROM OFFICE DESIGNATION TO COMMERCIAL DESIGNATION FOR PROPERTY LOCATED AT 109 EAST TONHAWA STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

and

ORDINANCE NO. O-1213-55 – AB & ASSOCIATES, L.L.C. REQUEST REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO C-3, INTENSIVE COMMERCIAL DISTRICT, FOR PROPERTY LOCATED AT 109 EAST TONHAWA STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Zoning Map
4. Artist's Rendering of Proposed Restaurant
5. Site Plan

PRESENTATION BY STAFF:

1. Janay Greenlee – AB & Associates are requesting a Land Use Plan amendment from Office to Commercial, and rezoning from I-1 to C-3, located at 109 East Tonhawa. Here's the existing Land Use and Transportation Plan, with the office designation. Here it is proposed commercial. As you can see, to the south, much commercial and to the east, with institutional and parkland to the north and high density residential to the north. We're going to go from I-1 to C-3. This is the existing zoning. This originally was part of the Original Township site and industrial maybe at that time fit. Right now, you can see that there's much commercial on Gray and on Main Street and within the vicinity. This is the existing land use. This is the existing site. Probably many are familiar. This was an old retail paint store; it was damaged in the tornado last year and has been vacant. Renovation is being proposed for this site for a European bistro, downtown, outdoor dining. We're looking to the north – high density residential – R-3 to the north. This is just on the north side of the structure, the alley way that separates the high density residential. Looking to the south, the Crucible is across the street and much commercial down the street on Main and Gray. To the east there is commercial and office use. Directly to the east the Crucible is keeping two lots that they use for some of their products and storage, so it will still stay I-1 directly to the east. Looking to the west, Legacy Park Trail and the City of Norman Municipal Complex, so it's institutional and parkland, zoned I-1. Looking to the south again, C-2 and C-3. This is a rendering of what is being proposed for the Noon Restaurant, and an interior design layout of the floor plan. Staff is recommending both the land use change amendment and the zoning from the I-1 to the C-3. I'd be happy to answer any questions.

2. Ms. Gordon – Can you go back to the picture of the floor plan for me? Ms. Greenlee – The structure is basically going to stay the same footprint is what they're proposing. So the outdoor patio would face Legacy Trail. Ms. Gordon – So the residential that's just north of that – those are single-family homes essentially. Yes? Ms. Greenlee – It's a mix. There's some single-family but it is high density – it's R-2 and the land use is high density residential. Ms. Gordon – But many of those are single family residences. Ms. Greenlee – Some of them are. Two people, I believe, showed up to the Pre-Development meeting and were actually in favor of the restaurant. Ms. Gordon – Well, I was just curious about the outside patio and hours and having a restaurant patio backing up right to somebody's back yard that's open late. I don't know what kind of hours they plan on keeping. Ms. Greenlee – Well, the hours, I'm not for sure, but I think it's going to be more of an evening dining type thing, not – the proposal is more of a European

bistro, outdoor bar. I don't want to use the word "upscale" but they're not going to have outdoor parties. It wouldn't be something like, I don't believe, with music and a venue for that.

3. Ms. Gordon – I had another question. The parking for this – based on the report here, I was not quite sure where the parking was going to be. Some of it was talking about lots of parking within a block of that area, and then others were talking about plenty of parking down on Main. I mean, that's a few blocks away, and I was just curious if you could give me an idea where the parking would be for this site. Ms. Greenlee – Right to the east there's several parking lots that are an office use, so there's some open parking lots there. There is the public parking on Gray Street. Right across the street, the Legacy Trail has parking and that's maybe a half a block. Right to the south there's another public parking lot across from the Sooner Theater. The whole idea is that this is on Legacy Trail, that it can be walkable on Main Street so it's within that vicinity. Ms. Gordon – And the office parking people have no problem with bistro people parking in their parking lots? Ms. Greenlee – I doubt that will happen. I think there's going to be some agreements made.

4. Ms. Connors – I just wanted to be clear, the request is for C-3 zoning and there is no parking requirement for C-3 zoning.

PRESENTATION BY THE APPLICANT:

1. Mark Krittenbrink, 428 West Eufaula, representing the applicant – This is the old paint store. The tornado did come and take out the middle section. We are not planning on expanding the building footprint; it will stay exactly the way it is. Some of the building that was taken out in the middle we will use for outdoor dining, but it will be governed by noise ordinances and everything else that you have to do within the City of Norman. You make a good point, Cynthia, about the neighborhood to the north. In fact, two neighbors came to the Pre-Development meeting concerned, not so much about noise, but about parking. What we are doing is we're extending a wall to the north of our property along the alley to separate the commercial use from the residential use. Their real concern was not so much now, but in the future, as Legacy Trail develops, will there be parking in their neighborhood and what can they do to prevent parking on two sides of the street. A staff member pointed out that they can go to the City and have one side of the street parking located there. It is geared toward a European concept. We are adding 18 parking spaces on our own property, and between Gray and Tonhawa, which is a block, there are another 70 parking spaces, so we felt comfortable with that. There is a parking lot that parks 50 that is one block east, and the owner thought they would create a relationship with them in terms of using after hours parking and whatnot. It's a great use. You know, we're trying to extend Legacy Trail down to the north along the tracks and this kind of extends it. You've got the Crucible, which extended it one block, and then this facility will extend it about another half block. The owner plans a very upscale – I will use the term upscale – European restaurant. "Noon" is Persian for bread. Kind of an open kitchen concept; you sit at the counter and you watch the food being prepared. I feel like it's a really good project, a repurposing of that space. There were a lot of questions asked. We met with Susan and staff and they guided us in a way that they thought we should go, and we felt comfortable with that direction. I'd be happy to answer any other questions that anybody might have.

AUDIENCE PARTICIPATION:

1. Ellen Frank, 211 E. Daws – I'm one of the two people that showed up at the Pre-Development meeting. I think the idea is very nice. First, let me clarify. I wouldn't call the neighborhood high density. I wish high density was what the neighborhood is, and it's R-2 and R-3, and it's really a few multi-family units like maybe duplexes and single-family units, so I definitely, in our current lingo, would not call it high density neighborhood north of there. I also would also like to ask for a correction in the staff report, because present, as Mr. Krittenbrink had said, was an assistant city attorney, because we had a lot of questions about the parking and the spillover into the neighborhood. I don't remember her name; I think she's present tonight.

And she said, when we asked, that if the neighbors ask, the City will post signs to make one side of the street only parking. Because if you park on both sides of our street, you can't get through very easily and, certainly, emergency vehicles could not. My question is, though, two things. First of all, if this is an evening event, who is going to pay to monitor that? Do we have parking people on duty in the evening? No. That's a concern for me. I don't know, but as we begin our development – not just this project, but other projects – the question is, is our infrastructure supporting what we're building? I think the restaurant will be wonderful. But I think it might be incumbent on builders who are doing these things to – maybe we need to raise the impact fee or something, because what good is it to have one side of the street parking and nobody enforce it? This is my big concern. Also, why should we have to have a petition go around to all the neighbors and say is this a problem? It's kind of incumbent upon us to deal with the parking situation. The other question is, after the Pre-Development meeting, I did go to see what west Legacy Trail parking meant, and that means where the Police Department is, I believe, which is often full with the people that work in the Police Department. So that – I think the project is wonderful and I welcome it in our neighborhood, but I do think that – I don't know but maybe there are some creative ways to deal with this parking issue. Because I still think, as I think about it now, that could still be a question that we need to deal with, and maybe not just this project, but throughout the city. Thank you.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. McCarty – C-3 doesn't require parking. I presume that there's going to be some existing parking on-site. Correct? I guess my question would be what is the occupancy load of this restaurant going to be, and how many actual parking spots are going to be there. Mr. Krittenbrink – Preliminary counts put our required parking, if we were to provide parking, at around 70-74. We are providing 18 spaces on-site. In the half block to the north are 42 spaces, and then there is an additional, I think, 18 along Tonhawa going to the east, and that's not counting the parking lot that's across the street from the Sooner Theater to the west.

Cindy Gordon moved to recommend adoption of Resolution No. R-1213-136 and Ordinance No. O-1213-55 to City Council. Sandy Bahan seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts
NAYS	None
ABSENT	Jim Gasaway, Roberta Pailes, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1213-136 and Ordinance No. O-1213-55 to City Council, passed by a vote of 5-0.

* * *

Item No. 13, being:

RESOLUTION NO. R-1213-139 – PARK 7 GROUP REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-14) FROM LOW DENSITY RESIDENTIAL DESIGNATION TO MEDIUM DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. APPROXIMATELY 620 FEET NORTH OF CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

and

ORDINANCE NO. O-1213-56 – PARK 7 GROUP REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. APPROXIMATELY 620 FEET NORTH OF CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative & Exhibits

and

PP-1213-19 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY PARK 7 GROUP (SMC CONSULTING ENGINEERS, P.C.) FOR PARK 7 GROUP ADDITION, A PLANNED UNIT DEVELOPMENT FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 12TH AVENUE S.E. APPROXIMATELY 620 FEET NORTH OF CEDAR LANE ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan
6. Oil Well Site Plan
7. Request for Variance for Construction of a Cul-de-sac
8. Exhibit A

PRESENTATION BY STAFF:

1. Jane Hudson – The application is for Park 7 Development. They're requesting a Land Use and Transportation Plan amendment from Low-Density Residential to Medium-Density Residential Designation. Here's the existing land use and transportation plan designation for the area currently. We've got industrial to the west. Under construction right now, a medium density residential apartment complex with some additional office to the north. Then we've got the low density residential area to the south. Across the railroad tracks, more industrial uses with some commercial as well. If approved, it would grow the medium density residential into this tract. The rezoning is from A-2 to Planned Unit Development for multi-family use. Again, the current zoning is a low-density residential; it's currently A-2 – it's agricultural, actually, with industrial to the west and the Planned Unit Development for multi-family to the north, and again the industrial on the east side and the commercial. Existing land use – we've got some single-family homes that will be south of this development, which are on Cedar Lane Road, and some more single family homes that are going in on the south side of Cedar Lane, and the multi-family on the north side. This is a photo of the site looking from 12th to the east. This is Astellas on the west side, heavily buffered with trees. This is on the west side looking north slightly; you can see the access to Highway 9 at the stop light. This is another shot of the site. There are some oil tankers and oil well on that site. Some of that stuff will have to be buffered and some of it may even be relocated – I'm not sure at this point. That's the site looking to the east. Again, there's the south – you can

see the single-family homes in the distance. This is another shot just to show you a photo of the multi-family that is being built on the north side. Staff received no protests for this. We feel like it's an appropriate location for another multi-family use since there's one to the north. Staff supports the recommendation for Resolution No. R-1213-139 and Ordinance No. O-1213-56. The applicant's representative is here with a presentation and will be available for questions as well.

2. Mr. Boeck – What kind of street improvements are they doing? Usually with a development you have to widen lanes or put in curb and gutter. Ms. Hudson – I can't speak to that. I'm not sure if they are deferring it.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – I tend to be a little superstitious, so when you rattled off the 13s, I hadn't thought about that, but hopefully it will not affect us tonight. I will answer your question, Commissioner Boeck, with Tom McCaleb here after I get through showing you about the project. It is an important question because of the project happening on 12th and Cedar Lane. Let me take you through what the project is. Park 7 Group. This is, as Jane showed you, she showed you the location. Just to reiterate, what we're basically doing is mimicking the 2025 immediately to the north of us; we're simply doing the same thing that's immediately to the north of us and extending it just a little bit south. And the same thing here, zoning would be doing the same thing that's immediately to the north of us and extending it south. There's the filed preliminary plat. It is one lot. It has the option to be a gated community. One lot developments like these are actually good for the City because it's the developer that maintains everything within them. You're not maintaining the streets and the roads and the drives; it's the developer that maintains all of that going forward. That's the filed preliminary site plan. I have a better view of that here as we go through it. That's a view just of the area with this put on top of the aerial, and that's the Campus Crest development to the north of it. This is the site plan for this project, and to talk you through it a little bit, it's about a 33 acre site. 12th Avenue right over here on the left. The entry is, more or less, in the middle of the development. You see detention basins on each side of the entry and, basically, arranged along the spine. You see the spine going right through the site. The main feature piece at the entry point is a clubhouse – really quite a striking clubhouse. I'll show you that in just a moment. That's where most of the activity will happen for the residents as they come together in this space and enjoy each other's company. The residential dwelling units then are arrayed around that large spine. It's important to note that they are orienting all their buildings so the views happening east and west, so in anticipation of future development to the south these buildings do not look south into the area; rather they look east and west as they're oriented along the south space here. Significant green space left, and they have green spaces in between each of the buildings again for the residences. It equates to about 52 percent of open space across this development. It has a wide variety of units within the development. They've planned to do it in two phases, probably about 77 percent of the units will be built initially and left with about 23 percent to build later. Again, a wide variety of uses, all the way from studio spaces to five-bedroom townhomes, and everything in between. This complex has many different options to offer for the students that come. It is focused on students. It is student housing. Of course, legally we do not just say that we can only rent to students, but that is the primary focus of the project, and that's who it will be oriented towards, just like Campus Crest, which is right here. Campus Crest orients toward students as well. The location – you see all of the student housing – much of it in this area – continuing to be that case. The distance is really very close – about two miles if you head up that way to the Lloyd Noble CART loop, and about 2.7 miles to the stadium, and that's actual travel distance, not as the crows fly.

Developer profile, just a quick viewpoint on this. This developer is a large, national developer. Since 1998 they've done over 7,500 units in 13 states. They are here tonight all the way from Manhattan, New York. They had trouble getting here today; thankfully they made it through their weather on the east side of the country and they got here just a short time ago.

But they are a build and hold philosophy. The own, manage, develop and construct their units across the country.

This is the clubhouse as you would see it from 12th Avenue – really quite a striking feature – a modern piece. That would be the entry building off of 12th Avenue. This is the back side of it – a resort style pool. You see the seating at the pool, fountains around the pool. Within this clubhouse – this is when you think back to college and you think I didn't quite live like this, but this is how they're doing it nowadays and you see a 24/7 access fitness center, resort style pool and spa, yoga studio, computer lab, cyber café, computer room and study center, stand-up tanning beds, game room, poker tables – not house money; we do not sponsor wagering here, but they will have that – movie theater, golf simulator. You name it, they will have it on this site. This is really quite an impressive development that will be there for the students. Site amenities, again, in this main area around the clubhouse and the resort style pool – basketball court, sand volleyball court, extensive bike racks. We anticipate significant biking from this area, particularly with the 12th Avenue and Cedar Lane bike lanes that are going to be put into the area, and biking up to the OU campus. But shuttle service is provided. This developer provides shuttle service to the campus for their residents, so that's not necessarily a need, but we think it could be something they do quite a bit of. There's a typical elevation of one of the units. You see different articulations and colors and materials. Unit amenities – I'm going to kind of breeze through these, but really fairly high-end things – hardwood style floors, stainless steel appliances. This is clearly marketing to the high end of students and with all the amenities I think they'll probably get them on this site. Get you a quick view. Again many different schemes within the site. This is just one of many different arrangements they offer. This is the 3-bedroom flat. Each bedroom – fairly large bedrooms. You see the size of that bed. Large walk-in closets. Each bedroom having its own restroom – bathroom. Fairly significant improvements.

This one comes to you as clean as they get. There is no protests, broad support, staff support, Parks Board unanimous approval. Pre-Development two neighbors showed up; both were in support. There are no protests. Greenbelt Commission was positive; they liked the open space within this and the arrangement of it. And, with that, the developer is here. The engineer is here, and the traffic person is here as well. I will ask Tom to come up and answer the question about the road construction. There has been quite a bit of discussion with him and staff on that point.

2. Tom McCaleb, engineer for the applicant – This project does have those requirements, Mr. Boeck. The previous project – the one north, Campus Crest – when we did that one, that was in the interim time. The City was contemplating having a real project there, so the staff asked us to defer those paving costs, which Campus Crest did. So they've given the check to the City. The staff is again asking us to defer these costs the same way we did Campus Crest. If you read the staff report, and I'm sure you have, the City has asked us to do a TIA. We did one – Traffic Impact Analysis – to review traffic. In that, we determined that a left turn lane will be added, and we're going to defer that cost, add it to the City costs to that project. In addition, there's an interim situation that we want to take care of now. Interim means right now, after we build the thing, and before the City starts their project. We're not sure how those days will comingle, but we anticipate that we may be in operation prior to that City project happening. So we have an interim situation that we're going to accommodate and the developer will take care of the interim situation by restriping 12th to Highway No. 9, doing a lane there – striping a lane on No. 9 access, and fixing the red light so it will accommodate both those lanes. So that is expended from this developer. Hope that answers your question.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Resolution No. R-1213-139, Ordinance No. O-1213-56, and PP-1213-19, the Preliminary Plat for PARK 7 GROUP ADDITION, A Planned Unit Development, with a variance in the requirement for the construction of a cul-de-sac terminating 13th Place, to City Council. Curtis McCarty seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Cindy Gordon, Dave Boeck, Sandy Bahan, Tom Knotts
NAYS	None
ABSENT	Jim Gasaway, Roberta Pailles, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1213-139, Ordinance No. O-1213-56, and PP-1213-19, the Preliminary Plat for PARK 7 GROUP ADDITION, A Planned Unit Development, with a variance in the requirement for the construction of a cul-de-sac terminating 13th Place, to City Council, passed by a vote of 5-0.

* * *

RECESS
7:37 to 7:46 p.m.

* * *

Item No. 14, being:

RESOLUTION NO. R-1213-133 – MSDC PROPERTIES REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-10) FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE S.E. AND STATE HIGHWAY NO. 9.

ORDINANCE NO. O-1213-49 – MSDC PROPERTIES REQUESTS REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO C-1, LOCAL COMMERCIAL DISTRICT, FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE S.E. AND STATE HIGHWAY NO. 9.

PP-1213-18 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY MSDC PROPERTIES, L.L.C. (CLOUR PLANNING AND ENGINEERING SERVICES) FOR BELLATONA ADDITION (FORMERLY A PART OF SUMMIT VALLEY ADDITION) FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 36TH AVENUE S.E. BETWEEN EAST LINDSEY STREET AND STATE HIGHWAY NO. 9.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Applicant's Request for Postponement

These items were postponed to the July 11, 2013 Planning Commission by action taken earlier in the meeting.

* * *

Item No. 15, being:

RESOLUTION NO. R-1112-129 – N.E. DEVELOPMENT REQUESTS CONSIDERATION OF AN AMENDED APPLICATION FOR AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1112-6) FROM HIGH DENSITY RESIDENTIAL DESIGNATION AND OFFICE DESIGNATION TO COMMERCIAL DESIGNATION FOR PROPERTY LOCATED AT 612 ASP AVENUE, 421-427 BUCHANAN AVENUE, 700, 706 AND 710 ASP AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

and

ORDINANCE NO. O-1112-38 – N.E. DEVELOPMENT REQUESTS CONSIDERATION OF AN AMENDED APPLICATION FOR REZONING FROM C-1, LOCAL COMMERCIAL DISTRICT, C-2, GENERAL COMMERCIAL DISTRICT, CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, AND R-3, MULTI-FAMILY DWELLING DISTRICT, TO C-3, INTENSIVE COMMERCIAL DISTRICT WITH SPECIAL USE FOR A MIXED BUILDING, FOR PROPERTY LOCATED AT 612 ASP AVENUE, 421-427 BUCHANAN AVENUE, 700, 706 AND 710 ASP AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Conditions of Approval & Exhibits
4. Campus Corner Project: Schematic Design
5. Traffic Impact Study Letter to Traffic Engineering Consultants, Inc.
6. Traffic Impact Study
7. Pre-Development Summary – July 26, 2012
8. Pre-Development Summary – April 26, 2012
9. Pre-Development Summary – March 22, 2012
10. Higher-Density Development: Myth and Fact

Please see the transcript of this portion of the meeting prepared by Associated Reporting, Ltd.

PRESENTATION BY STAFF:

1. Susan Connors

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive
2. B.J. Hawkins, Traffic Engineering Consultants

AUDIENCE PARTICIPATION:

1. Ellen Frank, 211 East Daws
2. Cheryl Clayton, 503 Tulsa Street
3. Steve Ellis, 633 Reed Avenue
4. Jeanette Coker, 620 East Main Street
5. Eric Kozlowski, 824 South Lahoma Avenue
6. Rainey Powell, 1926 Pin Oak
7. Julie Droke, 540 Tulsa Street
8. Mark Campbell, P.O. Box 1531
9. Barbara Fite, 535 Shawnee Street
10. Jayne Crumpley, 423 Elm Avenue
11. Ann Gallagher, 1522 East Boyd Street
12. Ann Groff, 806 Mockingbird Lane
13. Keith Allen, 1605 S. Pickard Avenue
14. Mary Francis, 850-C Cardinal Creek Condos

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Curtis McCarty moved to recommend adoption of Resolution No. R-1112-129 and Ordinance No. O-1112-38 to City Council. Cindy Gordon seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Curtis McCarty, Cindy Gordon
NAYS	Dave Boeck, Sandy Bahan, Tom Knotts
ABSENT	Jim Gasaway, Roberta Pailes, Andy Sherrer, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1112-129 and Ordinance No. O-1112-38 to City Council, failed by a vote of 2-3.

* * *

Item No. 16, being:

MISCELLANEOUS DISCUSSION


None

* * *

Item No. 17, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 9:47 p.m.

A handwritten signature in black ink, appearing to read "E. Thomas", with a stylized flourish at the end.

Norman Planning Commission